

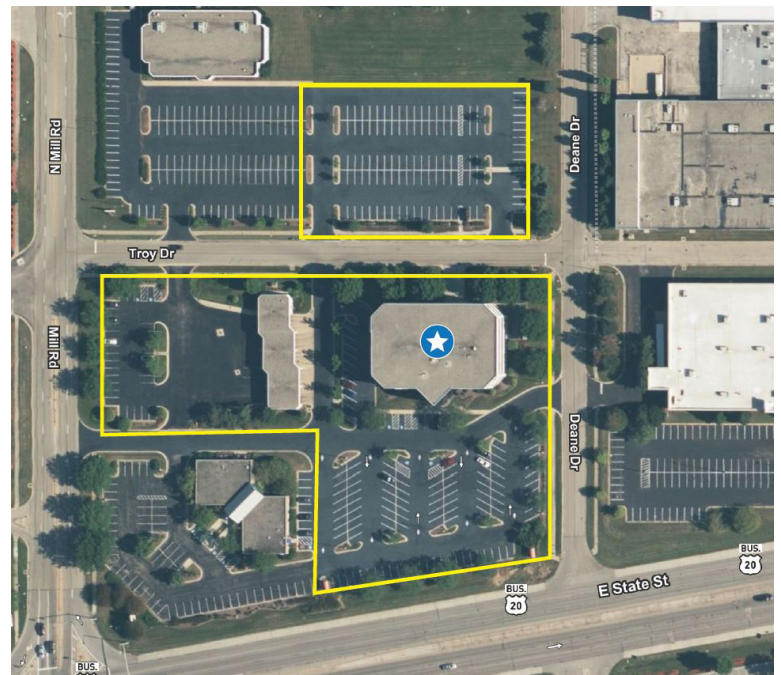
Class A Office Building

6838 E. State St. | Rockford, IL

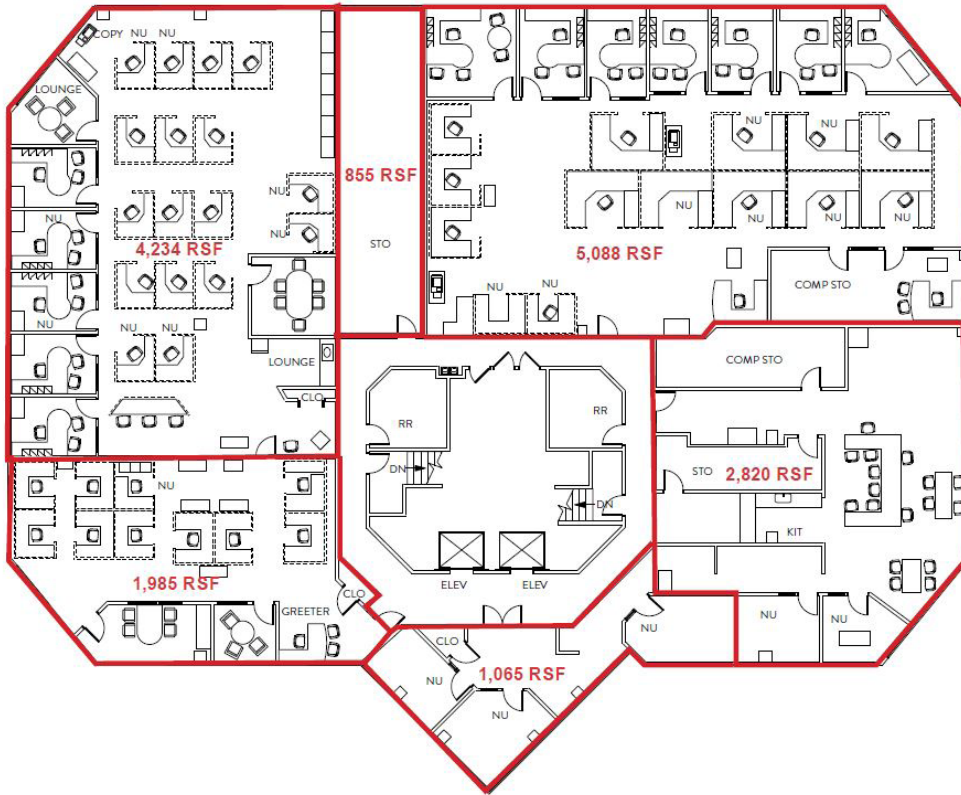


Property Highlights

- + 855 - 16,047 RSF available
- + 45,400 SF three-story office building
- + Situated at Rockford's main retail corridor, just west of Rockford's "main and main" intersection of N. Perryville Rd. and E. State St.
- + Well constructed Class A building with open atrium lobby entrance
- + Plentiful parking at 5 spaces per 1,000 SF
- + E. State St. monument signage available
- + Shared conference room, break room/dining area and training facility available free to tenants
- + Strong daytime population
- + One mile to I-90/I-39 interchange



THIRD FLOOR PLAN



LOWER LEVEL BUILDING AMENITIES

SHARED TRAINING/PRESENTATION ROOM



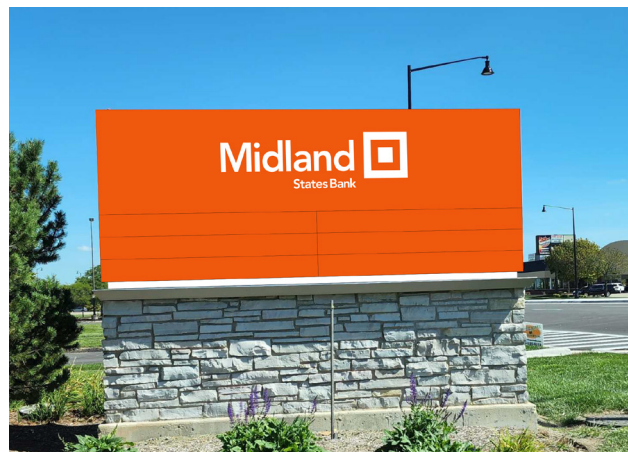
SHARED BREAK ROOM



SHARED CONFERENCE ROOM



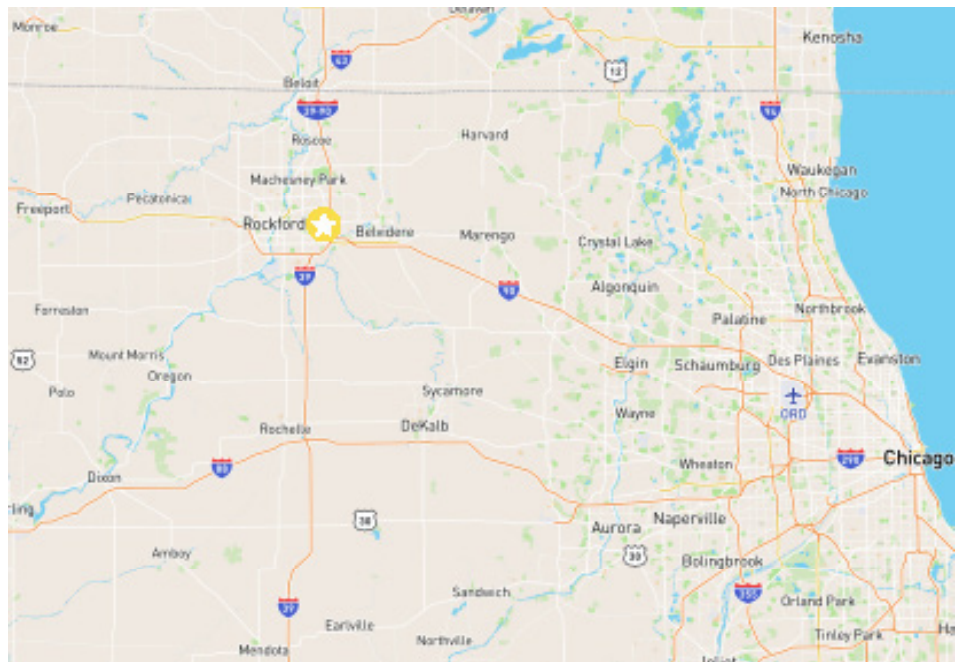
EXPANDED MONUMENT SIGN





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